



NOTICE OF PUBLIC MEETING

- IT IS IMPORTANT TO NOTE THAT ANYONE HAS THE RIGHT TO MAKE AN APPLICATION TO AMEND A PLANNING DOCUMENT.
- ONCE AN APPLICATION HAS BEEN MADE, THE COUNTY OF BRANT IS BOUND BY THE PROVISIONS OF THE PLANNING ACT TO SEND NOTICE OF A PUBLIC MEETING.
 - THIS DOES NOT MEAN THE COUNTY OF BRANT EITHER SUPPORTS OR IS IN OPPOSITION TO THE PROPOSAL.
- THE PURPOSE OF THE PUBLIC MEETING IS TO HEAR THE VIEWS OF ALL THOSE CONCERNED.
- BASED ON ALL THE FACTS PRESENTED, THE COMMITTEE OF ADJUSTMENT WILL MAKE A DECISION ON THOSE MATTERS FOR WHICH THEY ARE RESPONSIBLE.

PLEASE NOTE:

IT IS REQUESTED THAT YOU PROVIDE ANY COMMENTS/ CONCERNS

ONE WEEK PRIOR TO THE MEETING

TO ALLOW YOUR COMMENTS/ CONCERNS TO BE DISTRIBUTED

TO THE MEMBERS OF THE COMMITTEE OF ADJUSTMENT.



Notice of Complete Committee of Adjustment Application and Public Meeting

Date: Thursday, May 15, 2025

Time: 6:00 PM

Location: Council Chambers - 7 Broadway Street West, Paris
OR Meeting available on the County of Brant You Tube

Application Number and Address: A5-25-PB – 10 Markel Drive

Details of Application:

Minor Variance Application received from Zelinka Priamo Ltd. c/o Brooke Burlock, Agent on behalf of Kingwood Rest Acres Commercial Limited, Owner of lands legally described as PLAN 2M1973 BLOCK 1, County of Brant, in the geographic Township of Paris, municipally known as 10 Markel Drive is seeking the following relief from Zoning By-Law 61-16 to facilitate commercial development of the subject lands:

1. To permit a minimum street setback of 2.5 metres for a portion of Building A & B where 6.0 metres is required (Section 10.2.1);
2. To permit a maximum driveway width of approximately 14.50 m for the Hutchings Road access, whereas the maximum driveway width is 10 m (Section 5.7.2);
3. To permit 195 parking spaces, whereas a minimum of 208 parking spaces is required (Section 5.12.1); and
4. To permit the use of 10 required parking spaces for temporary snow storage (Section 5.1.d).

Pursuant to Section 45 & Section 53 of the Planning Act, Notice is hereby given that County of Brant has received a "Complete Application" for the proposal described above in accordance with the Planning Act. A Public Meeting, as required by the Planning Act, will be held by the Committee of Adjustment to provide information and receive public comments on the application outlined above.

ANY PERSON may make written submissions. **Written submissions must be made to the Planning Division one week prior to the meeting at the address shown below.*

The Committee of Adjustment may review the proposal and any other material placed before it in order to make a decision on the proposal. If you wish to be notified of the Decision of the Committee of Adjustment in respect to the proposal, you must make a written request to the Committee of Adjustment, c/o Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca

Where do I send written submissions?

To submit written feedback please send to the Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca

Office hours are Monday to Friday, 8:30 am – 4:30 pm
519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

Planner: Piere Bordeaux, Planner, <piere.bordeaux@brant.ca>

To view the application and supporting documents, please contact the Planning Department, contact information mentioned above.

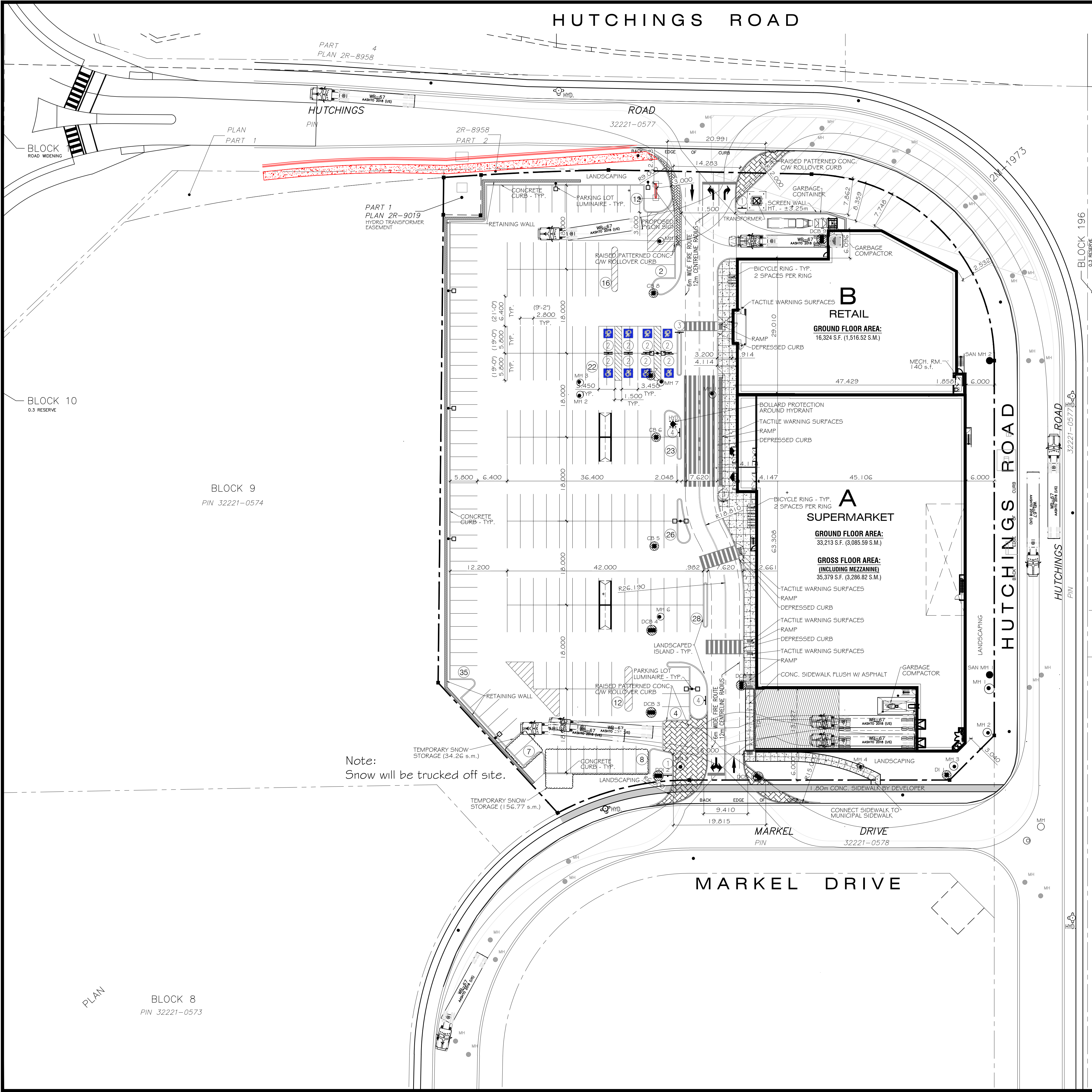
How do I appeal a Decision?

Only the Applicant or Minister may appeal decisions in respect of applications for consent or minor variance to the Ontario Land Tribunal (OLT).

To appeal a Decision of the Committee of Adjustment on this matter to the Ontario Land Tribunal, you may file a notice of appeal with the Clerk or Secretary-Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brant (County) as the Approval Authority or by mail 66 Grand River St. N., Paris, Ontario N3L 2M2, The appeal fees:

- of \$400 to the OLT can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.
- In addition, a fee of \$280.00 payable to the “County of Brant” as per the County of Brant’s Development Services fees online <https://webforms.brant.ca/finance/planning-applications-payment> or by mail to 66 Grand River St. N., Paris, Ontario N3L 2M2.

** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the County's website and/or made available to the public upon request.*



1
STOP Sign
R-1 (60x60) cm
Support: Steel

2
ACCESSIBLE PARKING Sign
(60x75) cm
Support: Steel
Refer to Detail 4/A-01

3
PEDESTRIAN CROSSING Sign
S-5 (36x45) cm
Support: Steel or Wall

4
FIRE ROUTE Sign FRS
Refer to Detail 5/A-1
Support: Steel or Wall
25m max. spacing

NOTE: 1. REFER TO SITE PLAN FOR SIGN LOCATIONS.
2. ALL SIGNS ARE TO BE DESIGNED, CONSTRUCTED AND INSTALLED IN CONFORMANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM).

4 TRAFFIC SIGN LEGEND

C2 General Commercial		
SITE AREA	14,954.12 m ²	3.70 acres
Frontage (Market Drive)		94.75 metres
SETBACK	REQUIRED	PROVIDED
Minimum Lot Area	1,000 m ²	14,932.65 m ²
Minimum Lot Frontage	15 m	78.73 m
Minimum Rear Yard Depth	3.0 m	7.71 m
Min. Interior Side Yard Width	3.0 m	62.12 m
Minimum Street Setback	6.0 m	2.52 m
Maximum Lot Coverage	60%	31.0%
Minimum Landscaped Open Space	10%	15.3%
Maximum Building Height	12.0 m	9.50 m
BUILDING	FLOOR AREA ft. ²	FLOOR AREA m ²
A - SUPERMARKET	35,379	3,266.82
B - RETAIL	16,324	1,516.52
TOTAL	51,703	4,803.37
PARKING	REQUIRED	PROVIDED
Bldg. 'A' - 1 space / 25 m ² Gross Floor Area	132 spaces	
Bldg. 'B' - 1 space / 20 m ² Gross Floor Area	76 spaces	
Total	208 spaces	195 spaces
		3.77 spaces / 1,000 s.f.
REQUIRED PARKING SPACE : 2.80m x 5.50m, 6.0m AISLE		
ACCESSIBLE PARKING	REQUIRED	PROVIDED
201-1,000 required spaces	2% of required spaces + 2 spaces = 7	8 Type 'A'
Type A : 3.40m x 5.50m, Type B : 2.80m x 5.50m, 1.50m Access Aisle		
LOADING	REQUIRED	PROVIDED
2,501m ² to 7,500m ²	3 spaces	3 spaces
10.0m Long, 3.50m Wide, Vertical Clearance 4.0m		
COVERAGE CALCULATIONS		
BUILDING AREA (includes all buildings)	4,602.14 m ²	30.8 %
LANDSCAPED AREA (includes all planting areas and walkways)	2,409.16 m ²	16.1 %
PAVED AREA (includes all driving aisles and parking areas)	7,942.82 m ²	53.1 %

2 SITE STATISTICS

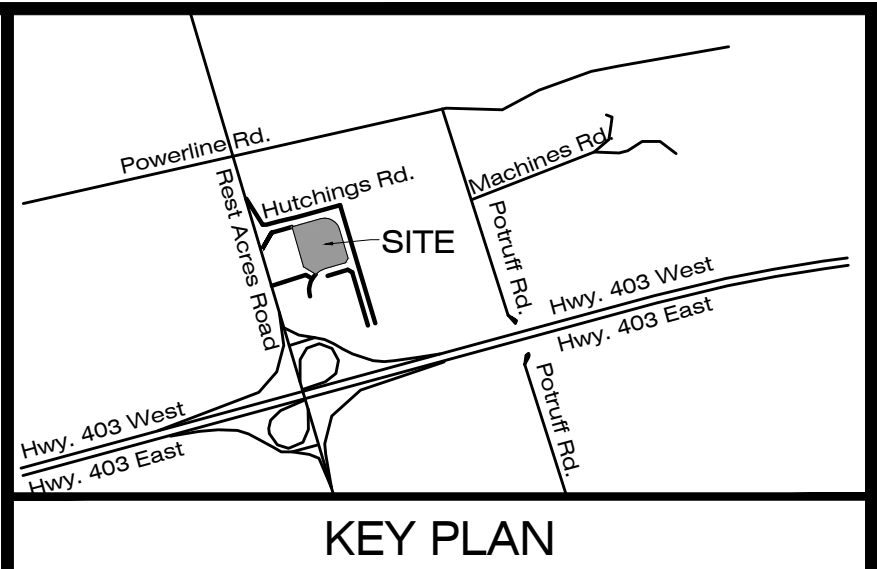
1	A-1	N.T.S.
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PLAN OF TOPOGRAPHICAL SURVEY OF
BLOCK 1
PLAN 2M-1973
COUNTY OF BRANT
SCALE 1:400
MacAULAY, WHITE & MUIR LTD.

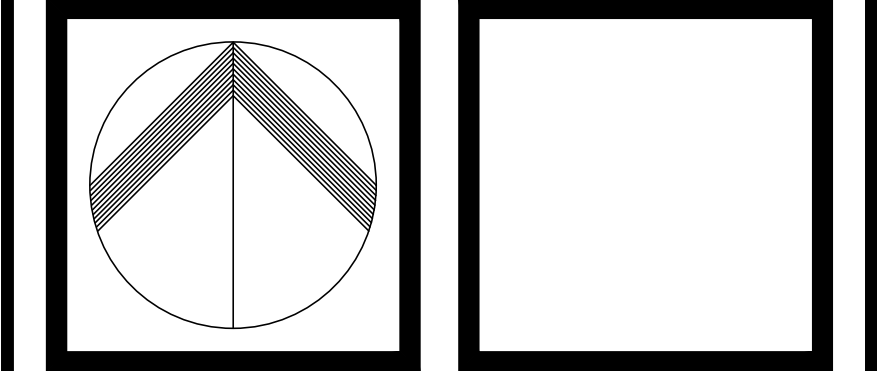
1 SITE PLAN
A-1 1 : 400

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARKS
SITE BENCHMARKS PROVIDED BY DEVELOPMENT ENGINEERING.
(B)17-007, SHEET 46)
SITE BENCHMARK TBM#3 - CUT CROSS SET IN BEND OF HEADWALL ACROSS FROM PREVIOUS BM, EAST SIDE ON POTRUFF ROAD.
ELEVATION = 249.826 METRES
SITE BENCHMARK TBM#5 - CUT CROSS SET IN NORTHWEST CORNER OF TRANSFORMER PAD (#12477) JUST NORTH OF RADIO TOWER ON SITE.
ELEVATION = 267.673 METRES
SITE BENCHMARK TBM#6 - NAIL SSET IN POLE, WEST FACE OF 3rd HYDRO POLE NORTH OF RAMP ON THE EAST SIDE OF WEST ACRES ROAD.
ELEVATION = 269.657 METRES



2025-04-15	Revised as per 3rd Sub Comments	G.B.
2025-03-28	Pylon Sign location confirmed	G.B.
2025-02-26	Revised as per 2nd Sub Comments	G.B.
2024-12-20	Coordinated W/ Civil	G.B.
2024-12-18	Sidewalk added at Building 'A' loading	G.B.
2024-12-12	Retaining Wall reconfigured	G.B.
2024-11-24	Revised as per Municipal comments	G.B.
Date	Revision	By



CLARE AVENUE
DESIGN INC.
1112 Clare Avenue, Cambridge, Ontario N3H 2E1
Phone: 519-498-7847 Email: greg@clareave.com

MAVERICK
DEVELOPMENT CORPORATION

Project:
COMMERCIAL DEVELOPMENT
10 Markel Drive
PARIS, ONTARIO

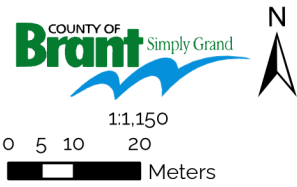
Drawing Title:
SITE PLAN

Drawn by: G.B.
Checked by:
Scale: 1 : 400
Date: April 15, 2025
Job no.: 230606

A-1

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A5-25-PB

10 Markel Drive
County of Brant
Ontario



Date Printed:2025-04-28

